

## **Mellin & Associates, LLC**

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### **TESTIMONY OF RICHARD E. MELLIN REGARDING RAISED BILL NO. 5536**

### **AN ACT CONCERNING REQUAIREMENTS FOR CERTIFICATION AS A COMMUNITY ASSOCIATION AMANGER, LICENSURE AS A REALE STATE BROKER OR SALESPERSON AND ORGANIZATION OF A UNIT OWNERS' ASSOCIATION**

#### **I SUMMARY OF TESTIMONY:**

This bill focuses on the need for educational requirements to be a Community Association Manager. The Connecticut General Assembly should adopt this bill.

Certification of Community Association Managers is an important component in assuring that the business affairs of community associations are being conducted by trained professionals. It is important that Community Association Managers are certified by the state because their job performance has a direct impact on the successful operation of a community association.

The designation of Certified Manager of Community Associations (CMCA) granted by the National Board of Certification for Community Association Managers (NBC-CAM) is the gold standard for community association management.

#### **II. BACKGROUND OF RICHARD E. MELLIN:**

I am a unit owner, community association manager, and a volunteer who supports the Connecticut Chapter of the Community Association Institute (CAI-CT), an organization made up of volunteers who want to make common interest home ownership a viable life style choice for Connecticut residents.

I own two homes located in home owners associations in Connecticut as well as a home in Florida also located in a home owners association. I am co-owner of a community association management (CAM) company established in 1985. Our firm manages five of the largest condominium associations in the greater Danbury, CT area with approximately one-thousand owners and residents. We also manage one of the home owner associations in which we live and are active with the business affairs of our Florida association.

I am Chairperson of the CAI-CT Manager's Council. This group is comprised of CAMs (Community Association Managers) and provides a forum to represent the professional interests of CAMs through services, information, and professional development opportunities. I am also a member of the CAI-CT Legislative Committee.

I am a graduate of Ocean County Community College (A.A. Accounting Major 1968), Lafayette College (B.A. Economics 1969), University of Pennsylvania (M.S. Education and completed Ed.D Program). I have worked for major corporations including Xerox Corporation, Remington Rand Corporation and Pitney Bowes/Dictaphone as a General Manager.

If I can be of any further assistance to the Committee, please contact me at [Rich@Mellin.us](mailto:Rich@Mellin.us).

Respectfully Submitted,

*Richard E. Mellin*

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